

Rezoning Petition No. 2020-021

K Sade Ventures, Petitioner

Community Meeting

June 9, 2020

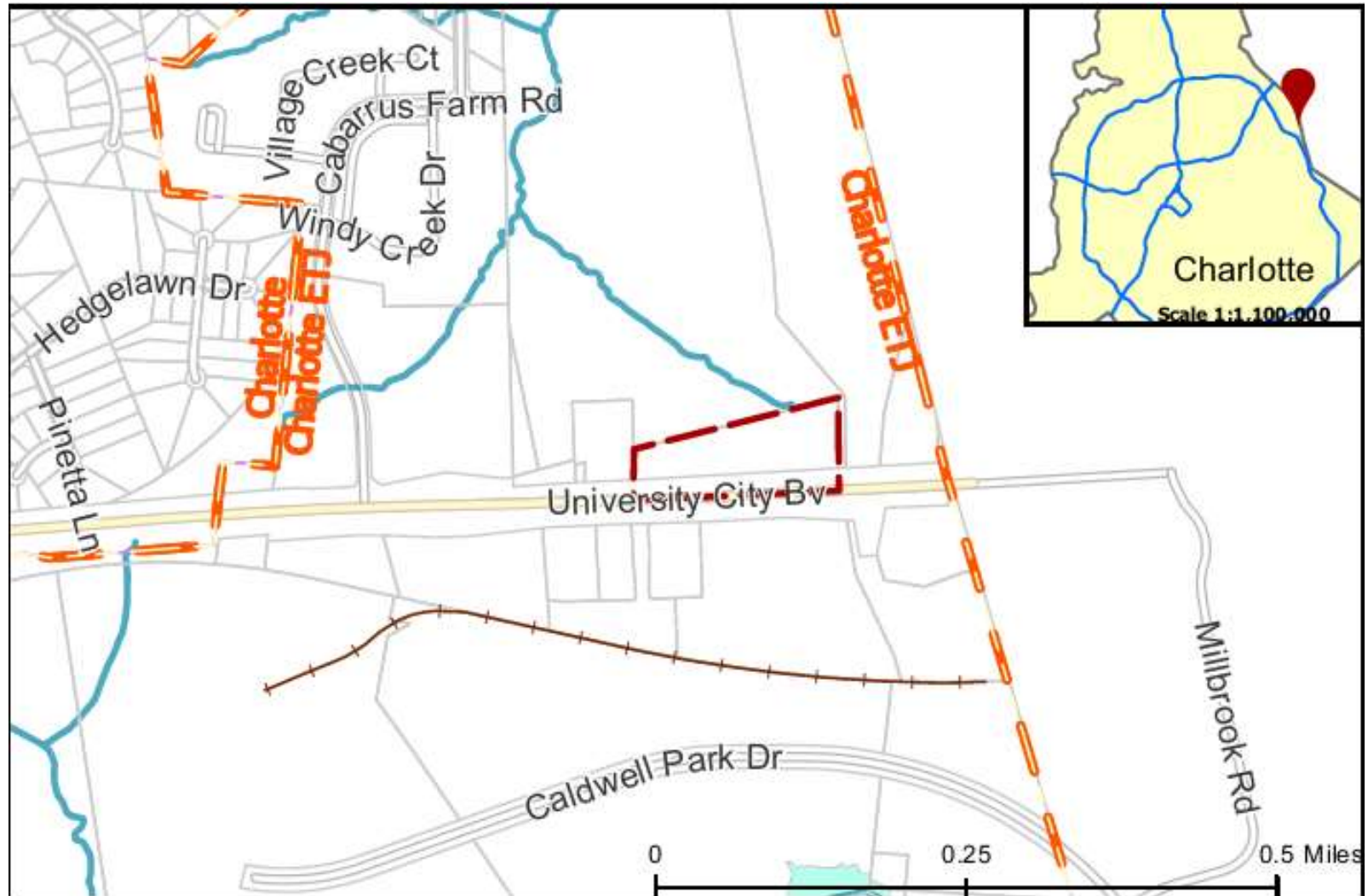
ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

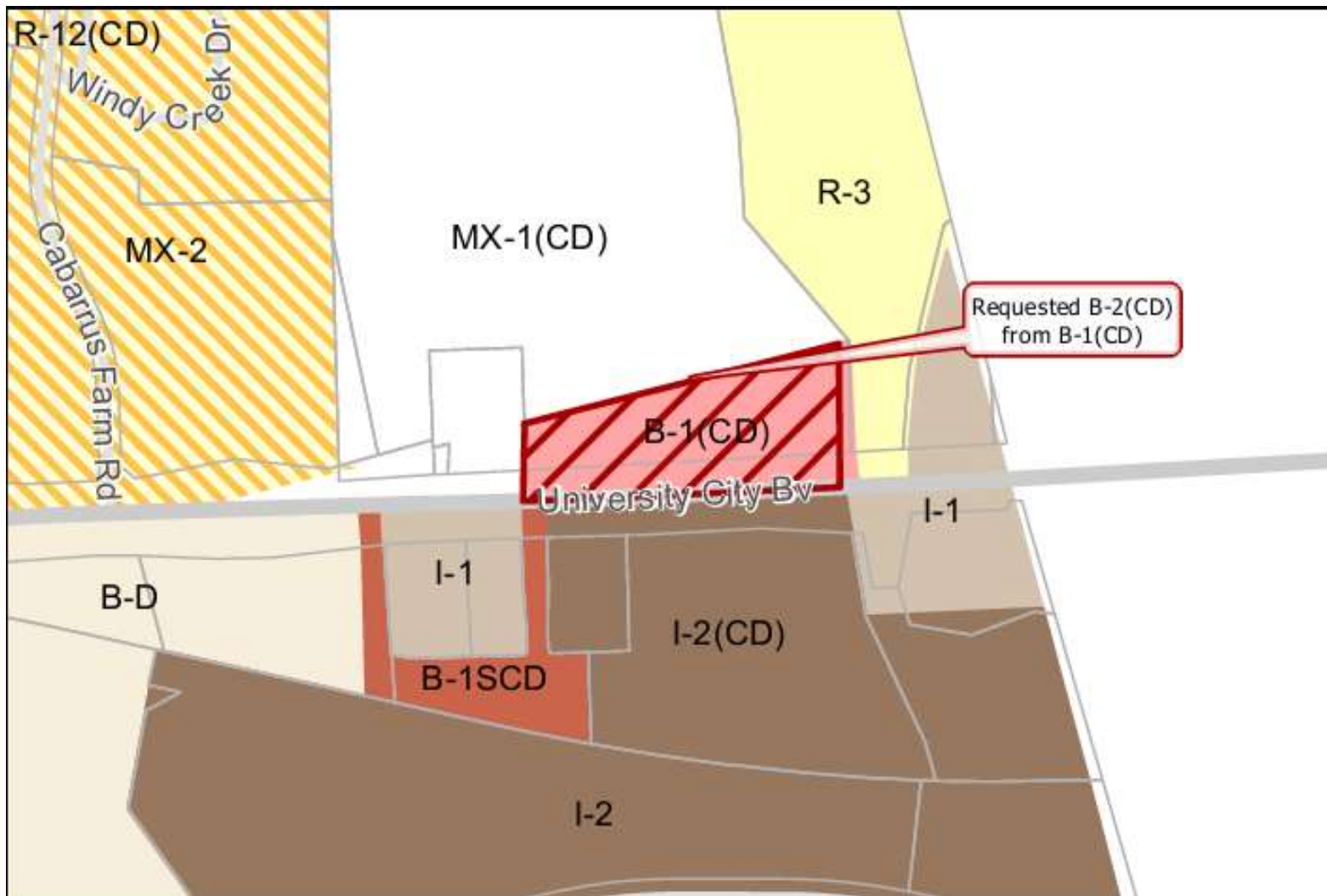
Current Rezoning Schedule

- Public Hearing: Monday, July 20, 2020 5:30 PM
at the Charlotte-Mecklenburg
Government Center
- Zoning Committee: Tuesday, August 4, 2020 5:30 PM
at the Charlotte-Mecklenburg
Government Center
- City Council Decision: Monday, September 21, 2020
5:30 PM at the Charlotte-Mecklenburg
Government Center

Site – 4.35 Acres



Existing Zoning

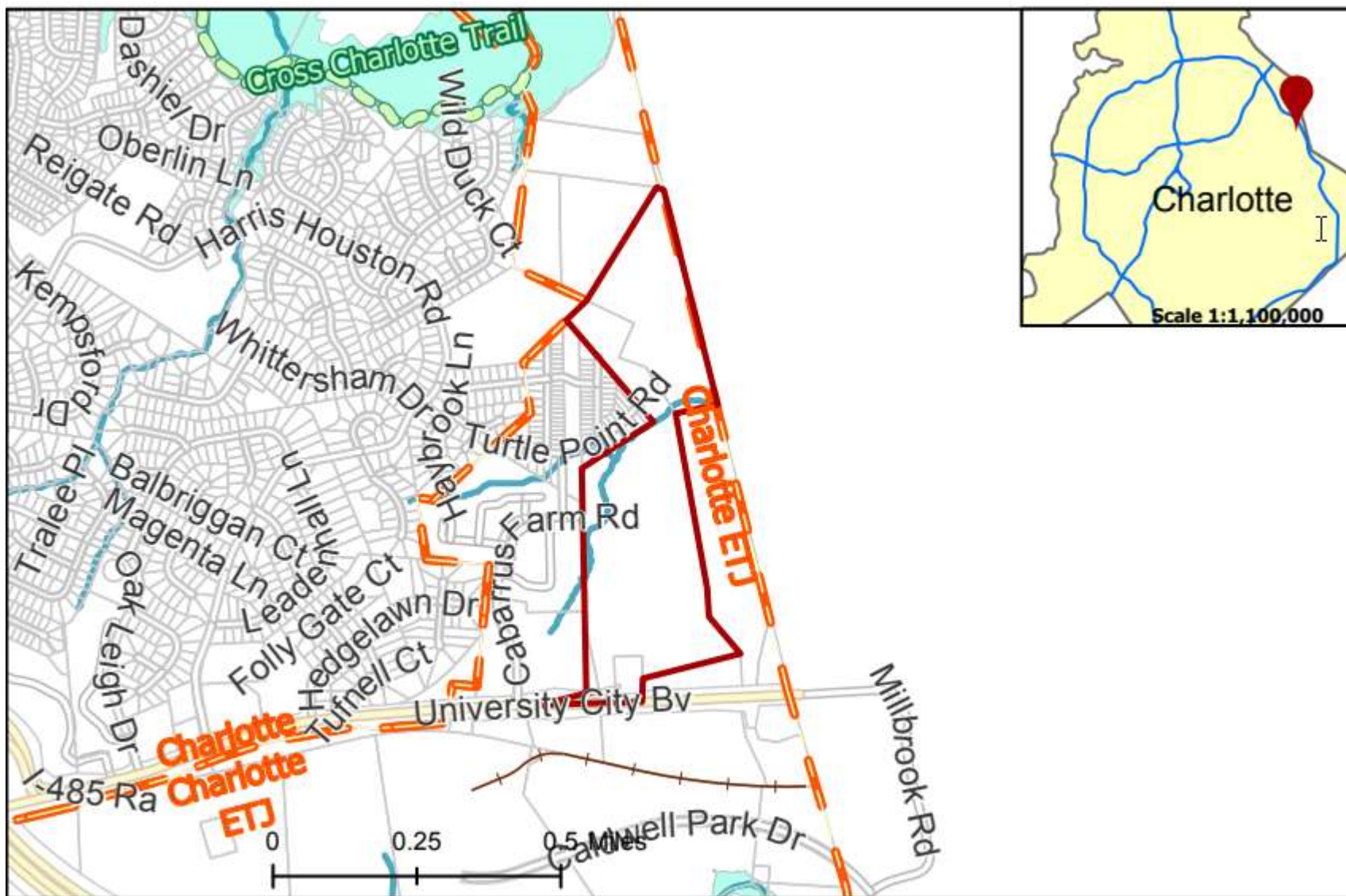


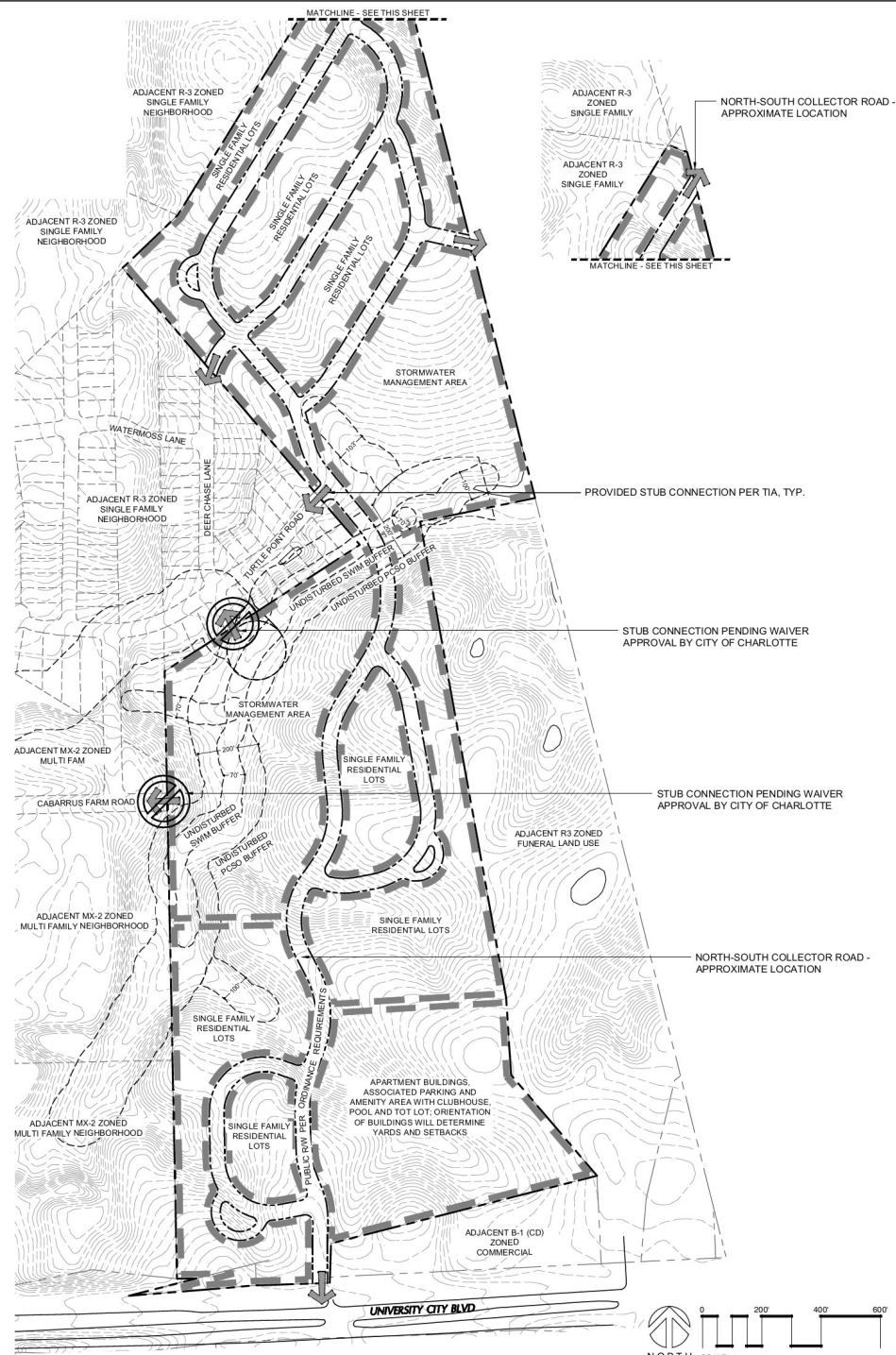
Rezoning Request

Requesting that the site be rezoned from the B-1 (CD) zoning district to the B-2 (CD) zoning district to accommodate development of up to 20,000 SF of neighborhood business uses on the site.



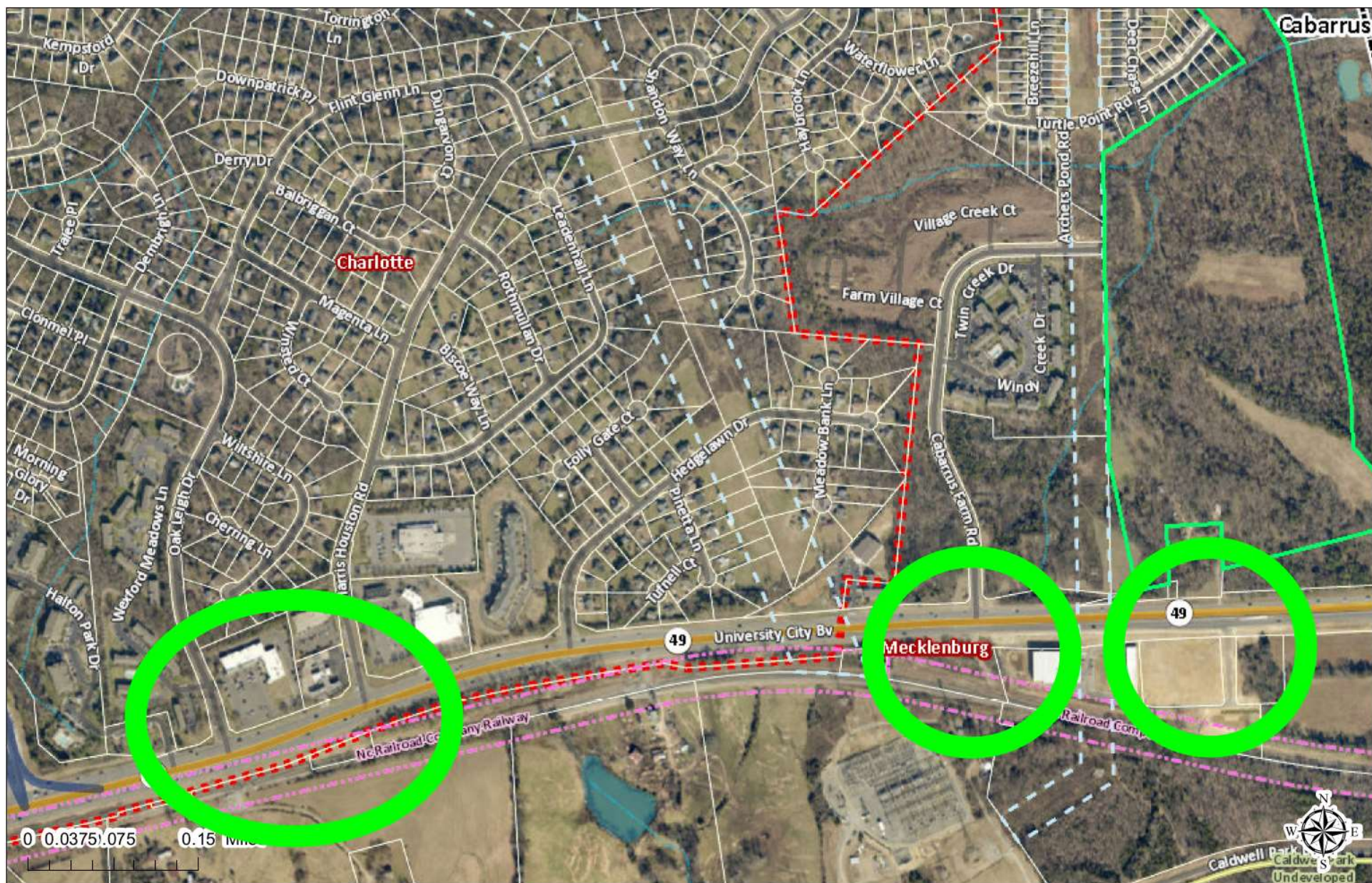
Approved Site Plan 2018-160
(90.31 acres adjacent to this site)







Transportation Improvements Required of K Sade Ventures, Inc. in Connection with Petition 2018-160

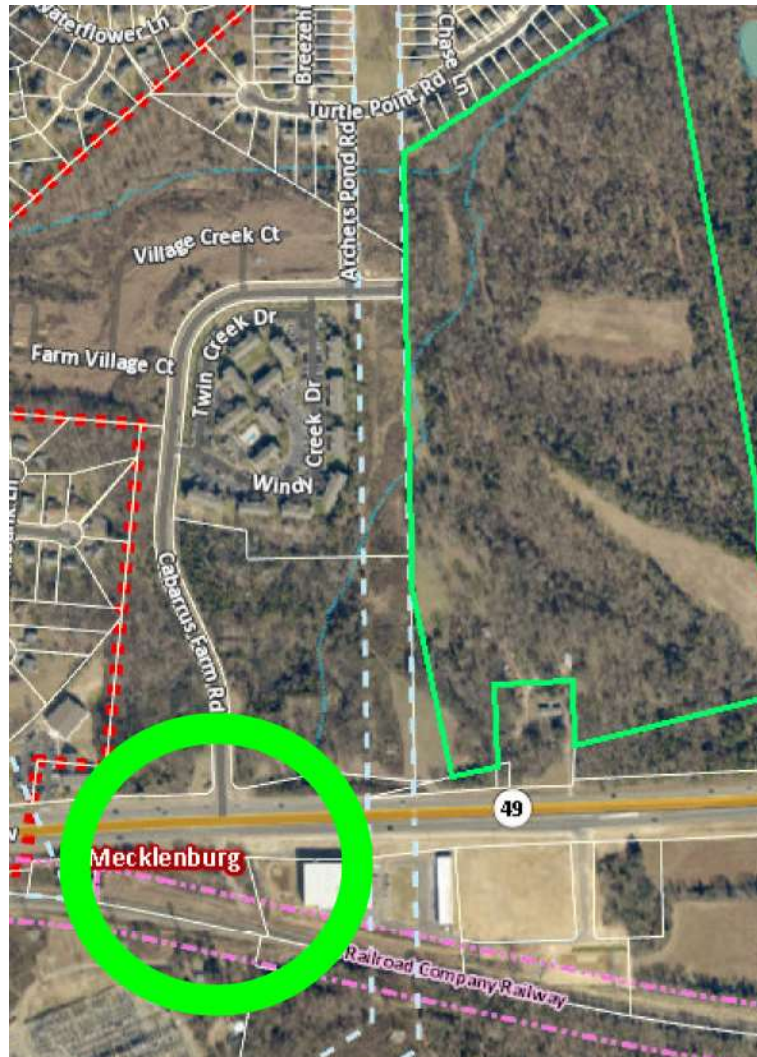


NC 49 and Harris Houston Road/Oak Leigh Drive



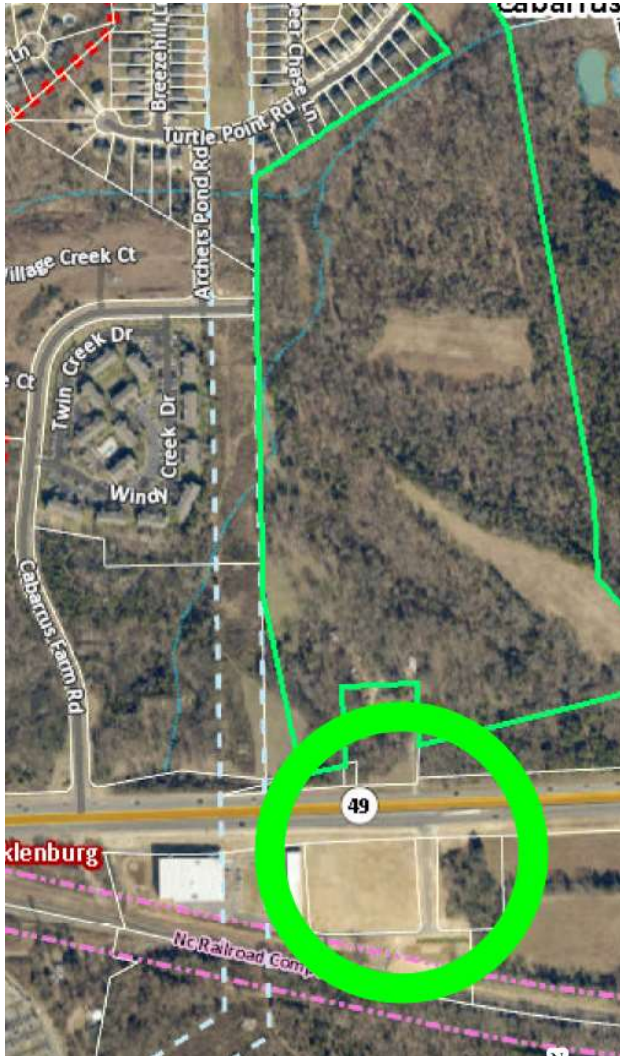
- Convert to signalized left-over
- Install traffic signal
- Stripe southbound Harris Houston Rd. with two-lane cross-section (one ingress, one right-turn egress)
- Modify intersection of NC 49 and Oak Leigh Drive to accommodate U-turn of trucks

NC 49 and Cabarrus Farm Road



- Convert intersection to a left-over
- Stripe southbound Cabarrus Farm Rd. with two-lane cross-section (one ingress, one right-turn egress)

NC 49 and Entrance Drive to Extra Space Storage



- Convert intersection to double left-over
- Stripe southbound access with two-lane cross-section (one ingress, one right-turn egress)



Site Plan for Petition 2020-021

